

**Julian Community Planning Group**  
**Monday February 15, 2010**  
**Continued meeting from February 8<sup>th</sup> 2010**  
**Final Minutes**

**Call to order:** 7:05 p.m. by Chairman Shelver

**Roll Call of Members:**

Shelver (p), Barnes (p), Bryan (p), Birdsell (p), Moretti (p), Mushet (p), Redding (p), Rikansrud (p), Verdugo (p).

James and Steadham – Excused

**Standing and Ad-Hoc Committee Reports**

**A) General Plan Update**

**1) Review of proposed zoning map for consistency with the General**

**Plan:** Shelver reported that he, Barnes and Redding had met with 3 members of the County DPLU staff to discuss the proposed zoning maps and the discussions and concerns that the group had at the meeting on Feb. 8, 2010. (See minutes). Areas of concern that were discussed- a) 80 to 40 acre minimum areas. DPLU Staff reported that the 80 acre minimum areas were added in by the Planning Commission during workshops last November at the request of members of the Commission. The JCPG Rep.'s stressed strongly that, that was not the wishes of the Community as previously voted on, nor Diane Jacobs. They took under advisement. B) Pat Brown's property from 40 acre to 10 acre minimums and to conform with property's abutted to the North of him. No firm commitment from Staff on that subject, they felt that the mentioned properties being non-conforming would not pose a problem for him. C) Rural Commercial (C40) along Hwy 78/79 (Hanafins Property). Staff took under advisement to extend the RC for one more parcel and to include the whole parcel. D) Concern's of JCPG regarding the areas labeled 1U from Limited Agriculture (A70) to Rural Residential (RR). Rep's were satisfied that the areas zoning change will not burden the existing or future owners of the properties and may be beneficial to them. E) Questioned Staff on the notification of all Property owners that would be affected by the zoning changes. Staff felt that they are still in a review stage and premature to notify at this time but when appropriate, some sort of notification will be handled.

JCPG then went through the (Table A):Initial Draft Staff Recommended Use Regulation (Zoning) Changes, commented and voted on each item listed 1U – 6U.

1.) 80-40 acre minimum parcels. Motion from Barnes to encourage the 80 acre parcels be returned to 40 acre status as on the original plan. Seconded by Birdsell – Unanimous. 2.) Motion made by Redding to extend the area 5U Limited Agriculture (A70), (Hanafin Property), to include one more parcel as previously supported by JCPG and support the Zoning change to Rural Commercial (C40). Seconded by Moretti – Unanimous. 3) Barnes made the motion to approve the proposed designation change in area 4U from (C32), (C36) and (C37) to Limited Industrial (M52). Seconded by Verdugo – 8 yes, Mushet abstained. 4) Redding made the motion to accept the proposed designation on item listed as 3U from Limited Agriculture (A70) to Rural Commercial (C40). Seconded by Barnes. 8-yes 1- abstained (Mushet). 5). Moretti made the motion to leave the ID

area 6U at the current existing Zoning, (Limited Agriculture (A70) and General Agriculture (A72), to encourage maintenance (by grazing), for fire prevention. It is also believed mentioned area may include private property in the Open Space Designation. Seconded by Birdsell. 7 Yes, 2-No (Shelver/Barnes). 6) Motion made by Barnes to concur with proposed recommendations on ID items 1U (Limited Agriculture (A70) and 2U (Single Family Residential (RS) to Rural Residential (RR). Seconded by Redding. 8-yes, 1-Abstained (Birdsell). 7) Motion was made by Redding to reiterate our previous recommendation ( letter dated Feb. 26<sup>th</sup> 2009) concerning the 6 parcels north of the townsite and southwest of Wynola Rd, currently shown as Rural Lands (RL-40) be changed to Semi-Rural Residential (SR-10) to coincide with the zoning of the abutting area to the North. Seconded by Mushet. 8-yes, 1-abstained (Barnes). Should be noted that above mentioned zone's are the *Existing* Zones and not the GP Designation that are the Planning Commission's Tentative Recommendation A letter was drafted by Shelver with JCPG's position on each item. Mentioned letter will be forwarded on to Mr. Joseph Farace, AICP- Planning Manager DPLU, after final approval from JCPG. Letter attached and in file.

Since there was no further business before the group the meeting was adjourned at 8:40 pm. It was determined that no other meeting was necessary as previously thought.

Respectfully submitted by,

Vicky Bryan - Secretary